

OFFALY COUNTY COUNCIL
DECLARATION UNDER SECTION 57 OF THE
PLANNING & DEVELOPMENT ACTS 2000, as amended.

Works which would materially affect the character of the protected structure and, as a result, require planning permission:

Note this is a Partial S57 Declaration relating to the following:

Remove existing oil stove from within the house, remove oil tank and supporting concrete block walls and make good after; Install new surface water ACO drainage channel to front door of the house. This is to prevent water from flowing under the front door and into the house. The discharged water from this channel shall flow into a small localised 0.5mx0.5m soakaway in the front yard to the left of the front door under the existing concrete paving slabs; Repair cracks in rear wall rendered, this shall be localized work consisting of raking out and repointing; The roof of this building is felted with non-breathable felt (starking felt) which is impermeable and acts to trap moisture within the building. It is proposed that 5 number vented slates be installed on each side of the roof (10 no. in total) to allow for air circulation and for the roof timbers to breath. These vents will not be visible from the ground level. They shall be fitted directly above the joists level; Repair/replace broken ridge tiles and slates. Any replaced slates or ridge tiles shall match the materials that currently exists on the roof; Fit vented slate and connect extract air from the first floor bathroom extractor fan; Strip out tiles in first floor shower area, fit appropriate shower tray seal and retile bathroom; Plumbing, remove all water heating cylinder and fit new system including routing a hot water pipe to the ground floor bathroom. Also install a new wood pellet stove in place of the old oil burning stove. Electrical, remove electrical space heaters, fit new lighting, smoke alarms, and modernize electrical installation; Paint and decorate inside and outside; Repairs to internal steel stairs banisters to make safe, install new steel brackets.

1. Any other works related to the protected structure and its curtilage which are not part of this Declaration will require planning permission.

Works which would not materially affect the character of the protected structure and as a result would not require planning permission:

Note this is a Partial S57 Declaration relating to the following:

Remove existing oil stove from within the house, remove oil tank and supporting concrete block walls and make good after; Install new surface water ACO drainage channel to front door of the house. This is to prevent water from flowing under the front door and into the house. The discharged water from this channel shall flow into a small localised 0.5mx0.5m soakaway in the front yard to the left of the front door under the existing concrete paving slabs; Repair cracks in rear wall rendered, this shall be localized work consisting of raking out and repointing; The roof of this building is felted with non-breathable felt (starking felt) which is impermeable and acts to trap moisture within the building. It is proposed that 5 number vented slates be installed on each side of the roof (10 no. in total) to allow for air circulation and for the roof timbers to breath. These vents will not be visible from the ground level.

They shall be fitted directly above the joists level; Repair/replace broken ridge tiles and slates. Any replaced slates or ridge tiles shall match the materials that currently exists on the roof; Fit vented slate and connect extract air from the first floor bathroom extractor fan; Strip out tiles in first floor shower area, fit appropriate shower tray seal and retile bathroom; Plumbing, remove all water heating cylinder and fit new system including routing a hot water pipe to the ground floor bathroom. Also install a new wood pellet stove in place of the old oil burning stove.

Electrical, remove electrical space heaters, fit new lighting, smoke alarms, and modernize electrical installation; Paint and decorate inside and outside; Repairs to internal steel stairs banisters to make safe, install new steel brackets.

Special Remarks

Previous Planning Permission BR/869 (1/7/1995)

All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

Tel 05793 46800
Fax 05793 46868



Declaration

Declaration Type: **Partial Declaration**

Plan Type: **CDP 2021_2027**

In accordance with Section 57 (2) of the Planning and Development Act 2000

Number: **DEC/24/008**

Planning Authority

NIAH 14819091



This Declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interiors or exteriors of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within attendant grounds of the protected structure.

Nothing in this declaration exempts works that would nor otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. It in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant Name	Briana McGuckin
Name of Building	Avoca
Townland	The Green
Address 2	Townspark
Address 3	Birr
Date of Request	23-Aug-24 15-Nov-24
Previous Declaration	NA

Status	Owner
Former Name	NA
OS Map Type	
Map Sheet	
National Grid co-ordi	
Date of Inspection	Wednesday 21 August 202
Date of Declaration	Monday 26 August 2024

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	49-287
Architectural Conservation Area	NA

Record of Monuments and Places	NA
Archaeological Potential	NA
Preservation Order or Temp PO	NA

NIAH Description of Structure

Detached gable-fronted single-storey hall or meeting house, built c.1850, with entrance porch to west. Now used as a private house. Set back from street. Pitched slate roof with terracotta ridge cresting, rendered chimneystack and timber bargeboards to gables. Ruled-and-lined render to walls with crenellated parapet over entrance door. Pointed-arched window opening with hoodmoulding and replacement stained glass window with painted sill. Pointed-arched door opening with hoodmoulding and replacement timber battened door. Set back from street behind random rubble wall with cut stone capping surmounted by wrought- and cast-iron railings with spear-headed finials and gate giving access to front site.

Appraisal: This attractive hall or meeting house, nestled between houses, stands out in the domestic streetscape. The façade is enlivened by a stained glass window and modestly designed side porch. Located across the street from a Society of Friends' meeting house, this building played an important role in the social fabric of Birr.

Composition:

Detached gable-fronted single-storey hall or meeting house, built c.1850, with entrance porch to west. Set back from street.

Roof:

Pitched slate roof with terracotta ridge cresting, rendered chimneystack and timber bargeboards to gables.

Walls:

Ruled-and-lined render to walls with crenellated parapet over entrance door.

Openings:

Pointed-arched window opening with hoodmoulding and replacement stained glass window with painted sill.
Pointed-arched door opening with hoodmoulding and replacement timber battened door.

Interior:

Modern fitout - converted to residential building in 1995

Furniture and Fittings:**Site:**

Set back from street behind random rubble wall with cut stone capping surmounted by wrought- and cast-iron railings with spear-headed finials and gate giving access to front site.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 Meeting House not shown at this time. Site appears to be occupied by a previous building

OSI 25": (surveyed 1897-1913) Meeting House clearly shown at this time.

UCD Town Map (surveyed 1879) Meeting House clearly shown in detail at this time.

Works which would materially affect the character of the protected structure and, as a result, require planning permission

Note this is a Partial S57 Declaration relating to the following:

- Remove existing oil stove from within the house, remove oil tank and supporting concrete block walls and make good after.
- Install new surface water ACO drainage channel to front door of the house. This is to prevent water from flowing under the front door and into the house. The discharged water from this channel shall flow into a small localised 0.5m x 0.5m soakaway in the front yard to the left of the front door under the existing concrete paving slabs.
- Repair cracks in rear wall rendered, this shall be localized work consisting of raking out and repointing.
- The roof of this building is felted with non breathable felt (sarking felt) which is impermeable and acts to trap moisture within the building. It is proposed that 5 number vented slates be installed on each side of the roof (10 no. in total) to allow for air circulation and for the roof timbers to breath. These vents will not be visible from the ground level. They shall be fitted directly above the joists level.
- Repair / replace broken ridge tiles and slates. Any replaced slates or ridge tiles shall match the materials that currently exists on the roof.
- Fit vented slate and connect extract air from the first floor bathroom extractor fan.
- Strip out tiles in first floor shower area, fit appropriate shower tray seal and retile bathroom.
- Plumbing, remove all water heating cylinder and fit new system including routing a hot water pipe to the ground floor bathroom. Also install a new wood pellet stove in place of the old oil burning stove.
- Electrical, remove electrical space heaters, fit new lighting, smoke alarms, and modernize electrical installation.
- Paint and decorate inside and outside.
- Repairs to internal Steel stairs banisters to make safe, install new steel brackets.

I. Any other works related to the protected structure and its curtilage which are not part of this Declaration will require planning permission.

Works which would not materially affect the character of the protected structure and as a result would not require planning permission

Note this is a Partial S57 Declaration and the proposed works as listed would not require planning permission:

- Remove existing oil stove from within the house, remove oil tank and supporting concrete block walls and make good after.
- Install new surface water ACO drainage channel to front door of the house. This is to prevent water from flowing under the front door and into the house. The discharged water from this channel shall flow into a small localised 0.5m x 0.5m soakaway in the front yard to the left of the front door under the existing concrete paving slabs.
- Repair cracks in rear wall rendered, this shall be localized work consisting of raking out and repointing.
- The roof of this building is felted with non breathable felt (sarking felt) which is impermeable and acts to trap moisture within the building. It is proposed that 5 number vented slates be installed on each side of the roof (10 no. in total) to allow for air circulation and for the roof timbers to breath. These vents will not be visible from the

ground level. They shall be fitted directly above the joists level.

- Repair / replace broken ridge tiles and slates. Any replaced slates or ridge tiles shall match the materials that currently exists on the roof.
- Fit vented slate and connect extract air from the first floor bathroom extractor fan.
- Strip out tiles in first floor shower area, fit appropriate shower tray seal and retile bathroom.
- Plumbing, remove all water heating cylinder and fit new system including routing a hot water pipe to the ground floor bathroom. Also install a new wood pellet stove in place of the old oil burning stove.
- Electrical, remove electrical space heaters, fit new lighting, smoke alarms, and modernize electrical installation.
- Paint and decorate inside and outside.
- Repairs to internal Steel stairs banisters to make safe, install new steel brackets.

Special Remarks

Previous Planning Permission BR/869 (1/7/1995)

All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.

Any further documentation attached

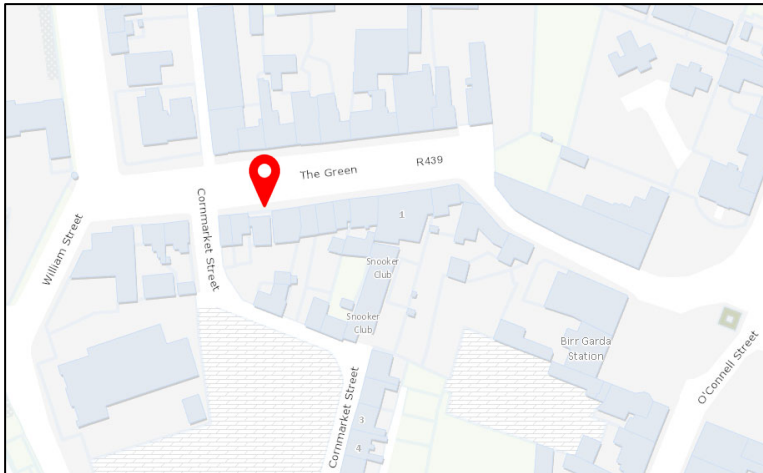
Inspector

Brian McDonald

Inspector Date

Wednesday 21 August 2024

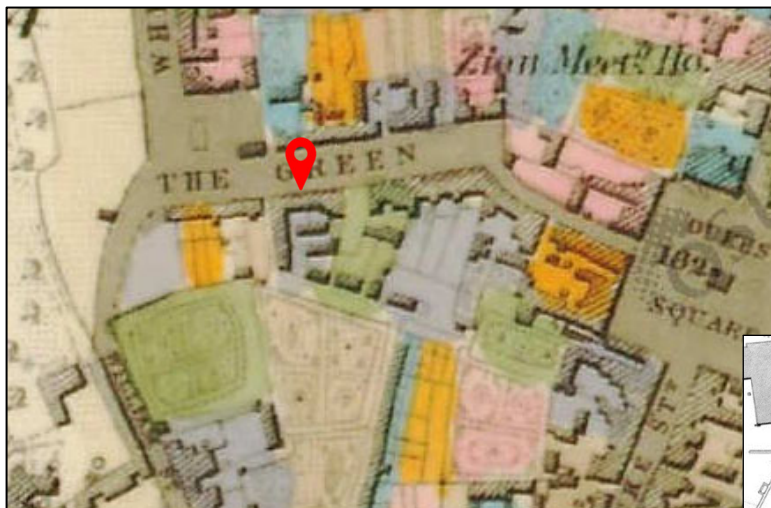
1. Location and Historical OS Maps



- Current Map
- Site location marked red



- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red



- UCD OS Map (surveyed 1879)
- Site location marked red

2. Proposed Works:

- Remove existing oil stove from within the house, remove oil tank and supporting concrete block walls and make good after.
- Install new surface water ACO drainage channel to front door of the house. This is to prevent water from flowing under the front door and into the house. The discharged water from this channel shall flow into a small localised 0.5m x 0.5m soakaway in the front yard to the left of the front door under the existing concrete paving slabs.
- Repair cracks in rear wall rendered, this shall be localized work consisting of raking out and repointing. The roof of this building is felted with non breathable felt (sarking felt) which is impermeable and acts to trap moisture within the building. It is proposed that 5 number vented slates be installed on each side of the roof (10 no. in total) to allow for air circulation and for the roof timbers to breath. These vents will not be visible from the ground level. They shall be fitted directly above the joists level.
- Repair / replace broken ridge tiles and slates. Any replaced slates or ridge tiles shall match the materials that currently exists on the roof.
- Fit vented slate and connect extract air from the first floor bathroom extractor fan.
- Strip out tiles in first floor shower area, fit appropriate shower tray seal and retile bathroom.
- Plumbing, remove all water heating cylinder and fit new system including routing a hot water pipe to the ground floor bathroom. Also install a new wood pellet stove in place of the old oil burning stove.
- Electrical, remove electrical space heaters, fit new lighting, smoke alarms, and modernize electrical installation.
- Paint and decorate inside and outside.
- Repairs to internal Steel stairs banisters to make safe, install new steel brackets.

3. Photos



Note: Comments are put together in the absence of the Senior Executive Architect who is currently on Leave.

Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna, MRIAI

Senior Executive Architect

